

Draft Environmental Assessment

Chellie Road Temporary Housing Site

Pensacola, Escambia County, Florida

FEMA-1539-DR-FL

May 2005



FEMA

U.S. Department of Homeland Security
3003 Chamblee-Tucker Road
Atlanta, Georgia 30341-4112

The Federal Emergency Management Agency (FEMA) proposes to fund an emergency temporary housing project, placing up to 110 manufactured mobile homes on about 14 acres in Pensacola, Escambia County, Florida. The proposed site is on Chellie Road about 0.25 miles south of I-10. These mobile homes would temporarily house individuals, displaced by Hurricane Ivan in September 2004, for 18 to 24 months.

This Environmental Assessment (EA) documents the proposed project's purpose and need (Section 1), the investigation and evaluation of proposed project alternatives (Section 2), the existing human and natural environment (Section 3), and the proposed alternatives' expected environmental consequences (Section 4).

This EA has been prepared in compliance with the National Environmental Policy Act (NEPA) of 1969, the President's Council on Environmental Quality regulations implementing NEPA (40 CFR 1500-1800), and FEMA's regulations implementing NEPA (44 CFR 10.9).

1.0 Proposed Project Purpose and Need

Hurricane Ivan, a Category Three hurricane with a storm surge 10 to 15 feet above normal high-tide levels, moved across the Florida panhandle and the Alabama gulf coast in September 2004. The center of Hurricane Ivan moved on shore near Gulf Shores, Alabama at around 3:00 AM on Thursday, September 16, 2004. Maximum sustained winds at landfall were estimated to be near 130 miles per hour. About 16,000 homes were damaged or destroyed, leaving displaced residents in need of housing.

President Bush declared a third major disaster within a 6-week period for Florida due to damages sustained by Hurricane Ivan and signed a disaster declaration (FEMA-1551-DR-FL) on September 16, 2004, authorizing FEMA to provide federal assistance in designated areas of Florida and Alabama.

FEMA proposes to administer federal disaster assistance funds per the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 USC 5121-5206, as amended (Stafford Act). Stafford Act Section 408 authorizes FEMA's Individual Assistance Program to provide emergency temporary housing for disaster victims whose homes are uninhabitable. More than \$76 million of temporary housing assistance has been approved to date for Hurricane Ivan. FEMA has identified the need to provide temporary housing for residents in Escambia County, where the proposed project is located.

2.0 Proposed Project Alternatives

NEPA requires investigation and evaluation of reasonable project alternatives as part of the project environmental review process. Two alternatives are addressed in this EA: the No Action Alternative, where FEMA would not build temporary housing, and the Proposed Action, where FEMA would build temporary housing on land owned by a private owner on Chellie Road in Pensacola, Escambia County, Florida. Other locations within Escambia County were identified

and evaluated for development. Factors considered in choosing a site include: site topography, property owner willingness, location with respect to the floodplain, distance to occupants' homes, and past land use. It was determined that the Chellie Road site was a suitable site available under emergency temporary housing time constraints that offered adequate access to the impacted community in consideration of the site selection factors.

2.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, FEMA would not fund the proposed project. Most hurricane victims would stay with their family and friends, or in schools, churches, motels, or other locations until they could find other housing. This would result in further economic and personal hardships for affected residents, disrupt school attendance and the school system, and further strain the county social and economic infrastructure.

2.2 Alternative 2 – Build Temporary Housing at the Chellie Road Site (Proposed Action)

The proposed site is located on Chellie Road, south of Wilde Lake Boulevard, in Pensacola, Escambia County, Florida (Figures 1,2, and 3). The site covers approximately 14 acres. FEMA tasked the U.S. Army Corps of Engineers (USACE) to build a new manufactured home park (hereafter "Park") of up to 110 housing units. At this time, Park occupancy is expected to not exceed 24 months. Each home is about 14 x 70 feet.

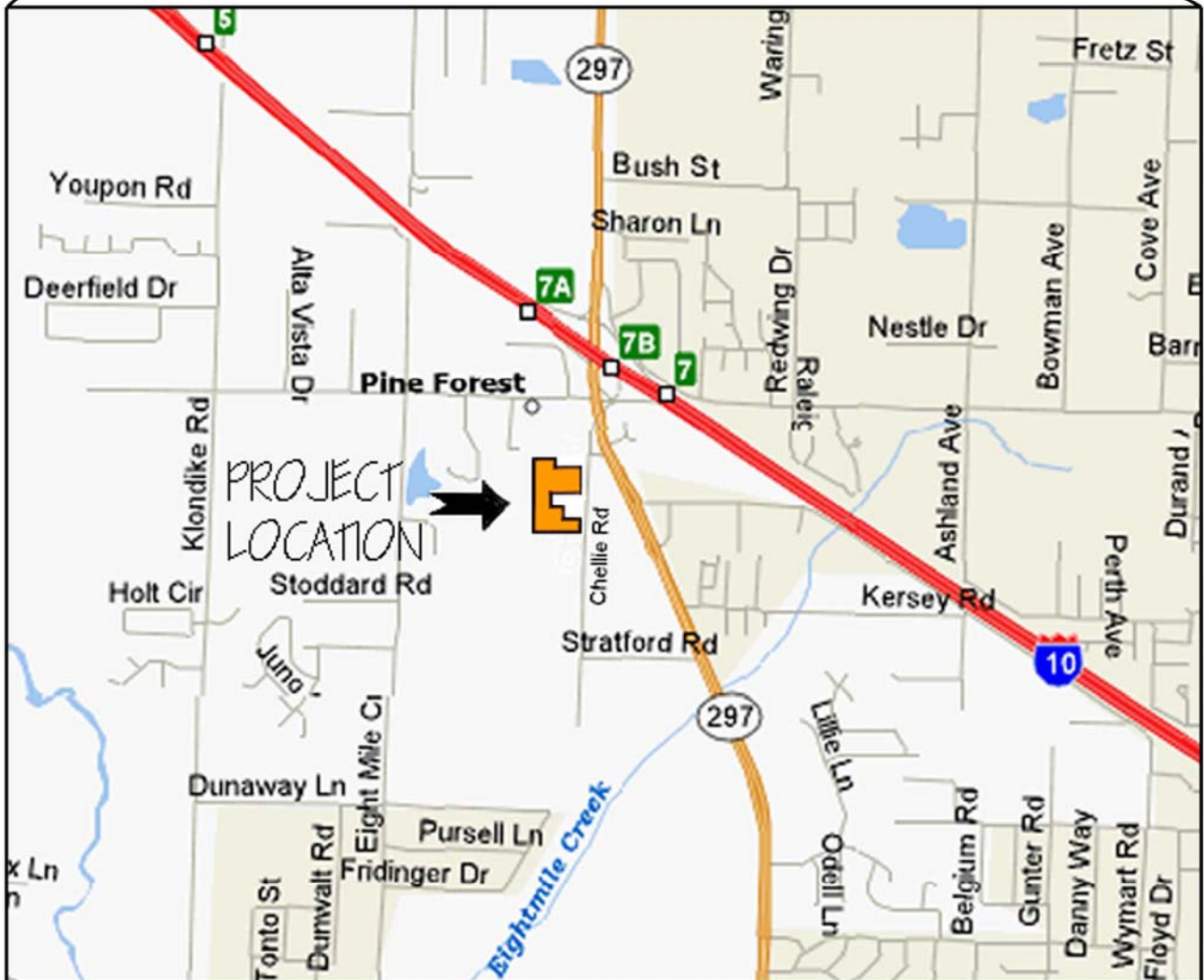
The site would first be cleared of debris and vegetation (about 65 trees removed and 50 trees retained), and contoured for use as the Park. New utilities would be installed on-site, including connecting electrical service, potable water and sanitary sewer service to existing county infrastructure. The Park would have necessary gravel access roads for built-up areas, and a gravel pad for each home. A stormwater collection, treatment, and transmission system would be installed to convey runoff to an existing stormwater collection system along Chellie Road and via short distance of overland flow to an unnamed creek. According to preliminary designs, three retention ponds would be installed at the northeastern, northwestern and southwestern corners of the project site. A safety fence would also be installed and maintained around the perimeter and may be extended around the stormwater retention pond.


When the temporary housing need has ended, FEMA expects that the mobile homes would be hauled from the site to suitable locations elsewhere (to be determined on a case-by-case basis). The Park site may be used by the landowner as a commercial mobile home park, in a manner consistent with county zoning classification.

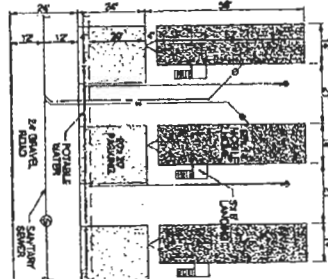
3.0 Affected Environment



3.1 Project Location

The proposed project site is located in Pensacola, Escambia County, in the panhandle of northwestern Florida. The site is located about 0.25 miles south of I-10 on the east side of Chellie Road south of Wilde Lake Boulevard, in Section 14, Township 1 South, Range 31 West.



CLIENT				FEMA				TITLE				VICINITY MAP			
PROJ				CHELLIE ROAD EA								PROJ NO 15702373			
REVISION NO				DES BY								FIGURE 1			
SCALE NTS				DR BY											
FILE				CHK BY											



LANDSCAPING MATERIALS	LANDSCAPING MATERIALS
	
- 10 MO'S ROUNDTOP PLANTING MATERIAL (SEE CHART ABOVE FOR CALCULATION)	- 10 MO'S ROUNDTOP PLANTING MATERIAL (SEE CHART ABOVE FOR CALCULATION)

The site is bordered on the north by commercial development, on the south by commercial buildings and residential housing, on the east by Chellie Road, and on the west by residential housing. The site is about 50 miles east of Mobile, Alabama; about 117 miles northwest of Panama City, Florida; and about 197 miles west of Tallahassee, Florida.

Access to the proposed project site is via Wilde Lake Boulevard, which runs along the north side of the site. Mobile homes would also be transported to the Park via Interstate-10, to Pine Forrest Road, then to Wilde Lake Boulevard.

3.2 Geology and Soils

Pensacola is located within the Gulf Coastal Lowlands physiographic region, which has a surface geology characterized by three types of materials: limestones, organics, and clastics (i.e., silt, clay, sand, gravel) (Wolfe et al. 1988). The Gulf Coast Lowlands are characterized by nearly level, poorly drained land extending about 12 miles inland from the coast. Pensacola region ground elevations range from sea level to over 50 feet above mean sea level (amsl).

Area soils are typically acidic because of the dominant types of vegetation and lack of underground drainage. The site's dominant soil type is Bonifay loamy sand, a very deep, well drained soil, with sandy surface and subsurface layers and sandy clay loam subsoil, located on nearly level summits and gently sloping shoulder slopes of ridges in the central and northern parts of the county. In general, this soil type has a perched water table at about 3.5 to 5.0 feet below the surface from December through April (NRCS 2004). However, a March 2004 geotechnical report estimated the water table at 11 to 16 feet below existing site grades (Gallet & Associates, 2005). The study also found low permeability rates at the detention pond site, ranging from 0.30 inches per hour to 0.89 inches per hour (Gallet & Associates, 2005). The proposed roads have loose soils (Gallet & Associates, 2005). The State Soil Conservationist determined that no prime or unique soils exist on the project site in correspondence dated February 9, 2004 (Appendix).

3.3 Hydrology and Floodplains

Escambia County's climate is subtropical, with mild winters and hot, humid, breezy summers. Pensacola has a year round average temperature of 67.6 degrees Fahrenheit (°F) (19.8° Celsius). Frost occurs in the eastern part of the county in about three out of four winters. The dry season is usually November through May, and the wet season is usually June through September. The county average annual rainfall is 63 inches and can vary considerably from site to site. About 60 percent of the rain falls between June and September.

The proposed site is located in the Eight Mile Creek Drainage Basin. The property is on a drainage divide, with slopes to the southwest and to the northeast. The stormwater directed to the northeast flows to and southward down Chellie Road, eventually reaching Eight Mile Creek. The stormwater directed to the southwest flows into an unnamed creek which flows southward and into Eight Mile Creek (Fabre Engineering, 2005). Eight Mile Creek eventually drains into Perdido Bay, about 6.5 miles from the project site.

The Pensacola region is underlain, in descending order, by the Sand and Gravel aquifer, the Intermediate System (a regional confining unit) and the Florida aquifer.

A review of the FEMA Flood Insurance Rate Map shows that the proposed project site is outside of the 100-year floodplain (FEMA NFIP, 2000).

3.4 Wetlands

USACE-Jacksonville District, Pensacola Regulatory Field Office (Lyal Payne, 20 years experience) reviewed National Wetland Inventory maps and conducted a site investigation at the Park on February 10, 2005. No wetland areas were observed at the proposed site. Based on the site survey and map evaluation, the USACE Regulatory Field Office determined that the project site did not have any wetlands regulated under Clean Water Act Section 404.

3.5 Water Quality

The proposed project site is within the Pensacola Bay watershed, which has been designated as an “impaired water” by the U.S. Environmental Protection Agency (EPA) and the State of Florida due to levels of fecal coliform bacteria, low dissolved oxygen, turbidity, nutrients, total suspended solids, mercury, biological oxygen demand, lead, and copper (EPA, 2004a). Water that enters the site through either rainfall or runoff has several pathways including: evaporation, return to the shallow aquifer, and surface flow into the Eight Mile Creek drainage basin that eventually outfalls into Perdido Bay.

A database search conducted by Environmental Data Resources, Inc. on February 10, 2005, identified several leaking underground storage tanks (LUSTs) within ¼ mile of the project site. Groovin Noovins #108, Tom Thumb Food Store #19, BP Station at Pine Forest Road, Poole Truck Line, Happy Store #517, and Panhandle Grading & Paving, Inc. all have reported incidents of groundwater and/or soil contamination. In each case, the pollutant is a petroleum-based product, such as motor oil, diesel, or unleaded gasoline. Based on these results, the subsurface water quality at the project site has been potentially impaired by the migration of petroleum-based products from LUSTs.

3.6 Air Quality

Escambia County is currently in attainment for the six criteria pollutants (ozone, lead, particulate matter, nitrogen dioxide, sulfur dioxide, and carbon monoxide) under the Clean Air Act (CAA) (EPA, 2004b). Escambia County has been in attainment for the criteria pollutants as long as records have been kept. The ambient air quality at the project site is very good given Escambia County’s proximity to the Gulf of Mexico’s strong air circulation and northwest Florida’s low, open topography. Sensitive receptors in the area include asthmatics and seniors in adjacent residences.

3.7 Vegetation and Wildlife

A field survey of the proposed Park site was conducted by USACE biologist Casey Rowe on February 10, 2004. About half of the project site has previously impacted areas or maintained fields that are periodically mowed. The previously impacted areas are dominated by red titi (*Cyrilla racemiflora*) and blackberry (*Rubus* spp.). The mowed areas are dominated by native and non-native grasses, ruderals, and other species adapted to scarified areas. The northeastern and north central parts of the site are dominated by large hardwood trees, mostly water oak (*Quercus nigra*), live oak (*Q. virginiana*) and southern red oak (*Q. falcata*).

Wildlife species are typical of those in the urban/wildland interface, including: eastern cottontail (*Sylvilagus floridanus*), squirrel (*Sciurus* spp.), mouse (*Reithrodontomys* spp.), opossum (*Didelphis* spp.), common raccoon (*Procyon lotor*), and songbirds, such as thrushes, bluejay (*Cyanocitta cristata*), and northern mockingbird (*Mimus polyglottos*). Reptiles and amphibians would include box turtles (*Trachemys* spp.), green anole (*Anolis carolinensis*), corn snake (*Elaphe guttata*), and toads (*Bufo* spp.).

3.8 Threatened and Endangered Species

Per the Endangered Species Act of 1973 (ESA) Section 7, USACE consulted with the U.S. Fish and Wildlife Service (USFWS) Panama City Field Office to obtain a list of special status species with the potential to occur at the project site. A USACE biologist (Casey Rowe, 12 years experience) conducted a field survey for special status species on January 18, 2005, and did not identify any endangered or threatened species, or their habitat, within the proposed project site. In correspondence dated February 8, 2005, the USFWS concurred with the USACE determination that Park construction is not likely to adversely affect federally listed species or their critical habitat.

As a courtesy, the Florida Fish and Wildlife Conservation Commission (FFWCC) was contacted to request information regarding the potential occurrence of state listed species in the vicinity of the Park. By letter dated February 7, 2005, the FFWCC searched their database and have found no occurrence records for listed species within the Park area (Appendix).

3.9 Cultural Resources

During the January 18, 2005 site visit, no standing structures were found at the proposed Park site. However, a concrete pad was discovered along the western portion of the Park. The pad appeared to have supported a garage at one time. The site is surrounded by residential homes, and commercial developments.

The Florida State Historic Preservation Office (FLSHPO) was contacted on February 2, 2005 to determine the potential for historic or archaeological resources at the site. FLSHPO provided an opinion that the proposed undertaking will have “No Effect” on historic properties. However, FLSHPO also stated that if fortuitous finds or unexpected discoveries are encountered at any time within the project area, the contractor would be required to cease all activities in the immediate vicinity of such discoveries and to contact FLSHPO (Appendix). Fortuitous finds or

unexpected discoveries may include pottery or ceramics, stone tools or metal implements, or other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project area.

3.10 Socioeconomics

Escambia County population was estimated to be 294,410 people in 2000 (Census Bureau, 2004). Most of these people reside within the Pensacola city limits. County median household income in 2000 was estimated at \$35,234, with 9.2 percent of the population below the poverty line. County resident median age is 35.4 years. U.S. median age is 36 years and Florida median age is 38.7 years.

As of September 23, 2004, FEMA had determined that Hurricane Ivan had destroyed or damaged about 16,000 homes. Most of the destroyed homes (about 8,300) were in Escambia County, followed by Santa Rosa (about 6,100), Okaloosa (about 600), Walton (about 650) and Bay (about 100) counties.

Presidential Executive Order (EO) 12898 (Environmental Justice) requires federal agencies to identify and address the effects of its programs, policies, and activities on minority and low-income populations, to avoid disproportionately high and adverse public health or environmental impacts on these populations. EO 12898 also requires federal agencies to ensure that public notifications regarding environmental issues are brief, understandable, and highly accessible. Within the declared disaster area, the overall population is approximately 72 percent white and 28 percent minority (Table 1).

Table 1. Escambia County, Florida Racial Composition

<i>Location</i>	<i>Race (percent)</i>				
	<i>White</i>	<i>Black</i>	<i>Hispanic or Latino</i>	<i>Asian</i>	<i>Other</i>
Escambia County	72.4%	21.4%	2.7%	2.2%	1.3%
Florida	65.4%	14.6%	16.8%	1.7%	1.5%

Source: United States Census Bureau, Census 2000. <http://factfinder.census.gov>

Escambia County's largest employment sector is professional, business, and other services (about 40 percent of jobs) followed by healthcare and social assistance (about 15 percent), education (about 10 percent), construction and real estate (about 9 percent), and government including military (about 8 percent). Lesser employment sectors include manufacturing, transportation, warehousing, and wholesale trade; and finance and insurance (Enterprise Florida, Inc., 2002).

Escambia County has about 127,300 housing units. Two-thirds are owner-occupied and the rest are leased properties. The median value of owner-occupied housing units was \$85,700 in 2000 (FedStats, 2004). The project site is zoned commercial (C-1) as described in the Escambia County comprehensive plan.

3.11 Safety and Security

Safety and security issues considered include the health and safety of area residents, the public at large, and personnel involved in activities related to the proposed site development, operation, and closure.

EO 13045 (Protection of Children) requires Federal agencies to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children.

3.12 Hazardous Materials and Toxic Wastes

Hazardous materials and toxic wastes are primarily regulated under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), and their reauthorizing amendments, the Superfund Amendments and Reauthorization Act (SARA), and the Hazardous and Solid Waste Amendments (HSWA).

A USACE biologist, Casey Rowe conducted a site survey on February 10, 2005. No apparent hazardous contamination was found on or near the proposed project site.

An abbreviated Phase I Environmental Site Assessment for hazardous and toxic waste was done on the proposed project site. This assessment consisted of a search of existing state and federal databases for known problem sites and spill locations. The database search was conducted on February 10, 2005, through Environmental Data Resources, Inc (EDR). The EDR Report (EDR 2005) indicates there are six sites located within ½ mile of the proposed project site that contain underground storage tanks (UST) or have had LUSTs. Recorded LUST incidents are summarized in the following table:

LUST Incidents (data from EDR, Inc., February 10, 2005)

Property	Elevation relative to project site	Distance from site	Substance	Contamination: [Monitoring Wells (MW), Soil (S), Surface Water (SW), Ground Water (GW)]	Date Reported	Clean-up Status
Happy Store #517	Equal or higher elevation	1/4 to 1/2 mile N	Unleaded gas, diesel	MW, S, GW	11/8/85	On-going
Panhandle Grading & Paving	Equal or higher elevation	1/4 to 1/2 mile WNW	Leaded gas	S	11/29/85	Completed
Groovin Noovin's #108	Lower elevation	0 to 1/8 mile ENE	Leaded gas	MW, S, GW	8/30/89	On-going
Tom Thumb Food Store #19	Lower elevation	0 to 1/8 mile ENE	Generic gas	MW, S	6/18/90; 8/20/86	On-going
BP Station at Pine Forest Road	Lower elevation	0 to 1/8 mile N	Unleaded gas, waste oil	MW, S, GW	6/28/91; 12/29/88	On-going
Poole Truck Line	Lower elevation	0 to 1/8 mile ENE	Waste oil	S	3/18/93	Completed

Of the six sites, the Poole Truck Lines and Panhandle Grading and Paving, Inc. sites have been remediated and approved by FDEP. The remaining sites are undergoing active or on-going cleanup operations. According to EDR, Inc., groundwater flow at the project site is in a northeasterly direction. Therefore, it is unlikely that migration from any of the LUSTs located at an elevation lower than the proposed site will migrate towards the site. There is possibility that pollutants from Happy Store #517 which is situated at a higher elevation may have migrated towards the aquifer underlying the proposed site.

In addition to the six LUSTs described above, Happy Store #517, Panhandle Grading & Paving, Inc., Groovin Noovins #108, Tom Thumb Foodstore #19, and BP Station at Pine Forest Road are currently operating regulated above ground and underground storage tanks.

3.13 Traffic and Transportation

The proposed project site is located off of Wilde Lake Boulevard. Wilde Lake Boulevard extends from the intersection of Interstate 10 approximately 1 mile west and comes to a dead end shortly past the intersection of Klondike Drive. It traverses commercial and residential areas. ■

4.0 Environmental Consequences

4.1 Soils

Proposed activities would disturb site soils during construction of utilities, roads, and housing pads, and with resident and visitor foot traffic. Use of best management practices (BMPs) (e.g., installation of silt fences or straw bales) during construction would reduce these adverse impacts. If fill were stored on-site as part of home installation or removal, the contractor would be required to appropriately cover it to reduce erosion. According to the geotechnical study prepared for the site, the low permeability rates of the soil should be taken into consideration when designing the drainage ponds. The installation of under drain systems for the retention ponds are recommended by Gallet & Associates (2005). Due to the loose soils noted in the test borings within the upper 5 feet, it is recommended that the roadway areas be compacted (Gallet & Associates, 2005).

Though FEMA and USACE have no knowledge of any site contamination, if suspect soil is identified during construction activities (e.g. petroleum stained/petroleum odorous soil are noted), field measurements would be taken using either a portable flame ionization detection (FID) or photoionization detector (PID) to monitor the concentrations of volatile organic compounds. If field measurements from suspect soil indicate volatile organic compounds may be present, then appropriate federal, state, and local agency representatives will determine future actions for the site.

4.2 Hydrology and Floodplains

This site lies outside of the 100-year floodplain (FEMA NFIP 2000). A Stormwater Management Plan has been prepared for the Chellie Road site (Fabre Engineering, 2005). The stormwater collection, treatment, and transmission system would convey runoff to an existing stormwater collection system along Chellie Road and via short distance of overland flow to an unnamed creek. The stormwater system has been designed to attenuate the runoff of the 100-year storm event to pre-development rates as required by Escambia County. Stormwater conveyed through the system eventually flows into Eight Mile Creek which outfalls into Perdido Bay. No significant hydrology and hydraulic impacts are anticipated.

4.3 Wetlands

Based upon the USACE determination, no jurisdictional wetlands were found at the proposed project site. Therefore, no Clean Water Act (CWA) Section 404 permit would be required.

4.4 Water Quality

The Park's stormwater runoff directed to the northeast flows to and southward down Chellie Road, eventually reaching Eight Mile Creek. The stormwater directed to the southwest flows into an unnamed creek which flows southward and into Eight Mile Creek. Eight Mile Creek eventually drains in to the Perdido Bay watershed. The stormwater system for the site would include two retention ponds to treat the first ½" rainfall volume over the site as required by

Escambia County (Fabre Engineering, 2005). During construction, USACE or its contractor would be required to implement BMPs to reduce water quality impacts.

As described in Section 3.5, the site has potentially poor groundwater quality. Accordingly, no drinking water wells would be permitted at the site without groundwater quality sampling and approval from the Escambia County Public Health Department. Drinking water to Park residents would be supplied through city connections.

4.5 Air Quality

If an electric generator is required at the project site, it would be required to meet local, state and federal standards. Any CAA compliance permits for operating generators would be obtained prior to construction.

The proposed project would include activities that would produce a minor, temporary, localized increase in vehicle emissions and dust particles. Tractor-trailers would transport manufactured homes to and from the site. Grading equipment would be required for site preparation. While such equipment use would temporarily increase emissions, no long-term air quality impacts are anticipated in Escambia County. Federal or state air quality attainment levels would not likely be exceeded.

Roads would be constructed of permeable asphalt millings, gravel, or similar suitable material to reduce airborne particulates. Periodic wetting during construction would reduce fugitive dust. Open areas of the temporary housing site would be covered with grass or other material to reduce dust. These mitigation measures would help reduce air quality impacts on asthmatics, seniors, and other sensitive residents. If any fill is stored on-site for home installation or removal, the contractor would be required to appropriately cover it to reduce erosion.

4.6 Vegetation and Wildlife

A buffer of trees and vegetation may be incorporated into site design. Any trees or grasses located outside of this buffer would likely be removed. Preliminary site plans show that about 65 trees would be removed and about 50 trees would be retained. In accordance with the Escambia County Tree Ordinance, any native trees greater than 12-inches diameter, excluding pines, Chinese tallow, mimosa, black cherry, laurel and turkey oaks, must be replaced by planting new trees. The number of trees to be replanted, as described by the County requirements, will depend upon the size of trees to be removed. Replacement trees will be planted on-site to the maximum extent practicable. Any trees not planted on-site will be planted on County property.

4.7 Threatened and Endangered Species

Based on USACE recommendations, USFWS determined that endangered and threatened species in Escambia County would not be adversely affected by Park construction. In correspondence dated February 8, 2005, USFWS concurred with the determination that the project “is not likely to adversely effect” any federally-listed species or their critical habitat (Appendix).

4.8 Cultural Resources

No cultural resources at the site are expected to be affected by the proposed project. FLSHPO concurred with this determination on February 2, 2005 (Appendix). Although no historic properties were identified at the site, in accordance with the National Historic Preservation Act Section 106, should unanticipated historic or cultural materials be found during construction, all subsurface disturbance shall cease in the immediate vicinity of such discoveries. FLSHPO and FEMA shall be contacted and activities should not resume without verbal and/or written authorization from FEMA and the Division of Historical Resources.

4.9 Socioeconomics

The proposed project would benefit people affected by Hurricane Ivan. It would also benefit the County by keeping area individuals rebuilding their communities, working, attending school, and paying taxes that support County and community social and economic infrastructure. All forms of FEMA disaster housing assistance are available to any affected household that meets the eligibility conditions. No federal entity or official (or their agent) may discriminate against any individual based on race, color, religion, sex, age, national origin, disability, or economic status.

In compliance with EO 12898 (Environmental Justice), the Proposed Action Alternative site selection would not pose a disproportionately high and adverse effect on minority and low-income populations.

The land use designation for the proposed project site is commercial. However, in Escambia County commercial zoning allows for residential development on commercially zoned properties (Personal communication, February 14, 2005, Kirk Kassebaum, Escambia County). Therefore, the proposed project would not require any zoning changes or waivers.

Park construction and closure work would be done between 6 a.m. and 10 p.m., Monday through Sunday, as authorized by Escambia County.

4.10 Hazardous/Toxic Materials

As described in Section 3.12, there are six sites located within ½ mile of the proposed project site that contain underground storage tanks (UST) or have had incidents of leaking underground storage tanks (LUST). The database search revealed 6 LUSTs near the project site. Of the six sites, the Poole Truck Lines and Panhandle Grading and Paving, Inc. sites have been remediated and approved by the appropriate agencies. The remaining sites are undergoing active or on-going cleanup operations. According to the Aquiflow Information System, groundwater flow in the vicinity of the project site is in a direction that would make it unlikely that migration from any of these spills would reach the Park. In addition to the six LUSTs, three of the same facilities, Groovin Noovins #108, Thom Thumb Foodstore #19, and BP Station are currently operating and USTs are present at these sites. As mentioned previously, it is unlikely that any future spills will migrate towards the Park.

The Park would be connected to the city water supply through existing infrastructure; therefore, no drinking wells would be installed.

Although no hazardous materials were found on-site, if any are found between start of construction and final Park closure, all hazardous materials shall be either remediated, abated, or disposed of as appropriate, and otherwise handled in accordance with applicable local, state, and federal laws and regulations. Alternatively, the site could be abandoned in view of finding another site that better meets the identified project purpose and need.

4.11 Safety and Security

Under EO 13045 (Protection of Children), the contractor would place fencing around the site perimeter to keep children separated from vehicular traffic and around the stormwater retention pond to prevent access to the water by children and to protect them from drowning and other water-related hazards.

To minimize worker and public health and safety risks from project construction and closure, all construction and closure work would be done using qualified personnel trained in the proper use of the appropriate, properly maintained equipment, including all appropriate safety precautions. Additionally, all activities would be conducted in a safe manner in accordance with the standards specified in Occupational Safety and Health Administration (OSHA) regulations and the USACE Safety Manual.

The contractor would post appropriate signage and fencing to minimize potential adverse safety impacts. Appropriate signage and barriers should be in place before starting construction activities, to alert pedestrians and motorists of project activities and traffic pattern changes.

4.12 Traffic and Transportation

A traffic analysis was conducted for the proposed mobile home park entrance by HSA Consulting Group, Inc. This assessment determined that no turn lanes would be needed for the proposed entrance. Project area traffic would include project construction workers and supply trucks, as well as Park residents and their visitors. This would result in local traffic increases during project construction, operation, and closure. These traffic increases would be localized and are not expected to exceed current transportation network infrastructure capacity. The surrounding neighborhood may experience temporary traffic delays during Park preparation and placement and removal of the manufactured housing units. No temporary closure of roads is expected to complete the project. The contractor would post appropriate signage and fencing to minimize potential adverse safety impacts. Appropriate signage and barriers should be in place prior to construction activities in order to alert pedestrians and motorists of project activities and changes in traffic patterns. No significant impacts to the current traffic and transportation patterns are expected.

5.0 Agencies and Persons Consulted

Mr. Lyal “Cliff” Payne
U.S. Army Corps of Engineers
Jacksonville District – Regulatory Field
Office
North Permits Branch –North Permits
Section
Pensacola Regulatory Office
41 North Jefferson Street, Suite 111
Pensacola, Florida 32501-5794
Ph: 850-433-8732
Fax: 850-433-8160
Lyal.C.Payne@saj02.usace.army.mil

Mr. Stan Simpkins
U.S. Fish and Wildlife Service
Panama City Field Office
1601 Balboa Ave.
Panama City, FL 32405
Ph: 850-769-0552 x234
Fax: 850-763-2177
Stan_Simpkins@fws.gov

Mr. Scott Edwards
Historic Preservationist
Division of Historic Resources
500 South Bronough Street – Room 423
Tallahassee, Florida 32399-0250
Ph: 850-245-6369
Fax: 850-245-6437
SEdwards@dos.state.fl.us

Mr. Bradley S. Smith
Assistant Regional Biologist, Northwest
Region
Florida Fish & Wildlife Conservation
Commission
3911 Hwy 2321
Panama City, FL 32409-1658
Ph: 850-265-3677
Bradley.Smith@myfwc.com

Mr. Gerald Miller
Senior Ecologist
NEPA Program Office
U.S. Environmental Protection Agency
Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-3104
Ph: 404-562-9626
Miller.Gerald@EPA.gov

Mr. Kirk Kassebaum
Escambia County Department of Planning
and Engineering
1190 W. Leonard St.
Pensacola, FL 32501-1116
Ph: 850-595-3660
Fax: 850-595-3440
Kirk_Kassebaum@co.escambia.fl.us

Mr. Larry Odonnell
Florida Department of Environmental
Protection
Northwest District
160 Governmental Center
Pensacola, Florida 32502-5794
Ph: 850-595-8300 x1129
Larry.Odonnell@dep.state.fl.us

Mr. Warren G. Henderson, Jr.
State Soils Scientist
Natural Resources Conservation Service
P.O. Box 141510
Gainesville, Florida 32614-1510
Ph: 352-338-9535
Fax: 352-338-9578
Warren.Henderson@fl.usda.gov

Mr. Dennis Moxley
Escambia County Traffic Engineer
Escambia County Department of Planning
and Engineering
1190 W. Leonard St., Suite 1
Pensacola, FL 32501-1116
Ph: 850-595-3434
Fax: 850- 595-3444
Dennis_Moxley@co.escambia.fl.us

6.0 Authors and Reviewers

Name	Role	Expertise/Experience
Casey Rowe	Primary Author Preliminary Site Assessment HTRW Review	Biologist, U.S. Army Corps of Engineers (12 years NEPA experience, 3 years HTRW experience)
Tracy Dotolo	Secondary Author	Biologist, U.S. Army Corps of Engineers
Chip Hall	Secondary Author	Biologist, U.S. Army Corps of Engineers (4 years NEPA experience)
Jon Randall	Independent Technical Review	Environmental Scientist, URS Corporation (7 years NEPA experience)
Ruth Horton	Reviewer	Deputy Environmental Liaison Officer, Disaster Field Office, FEMA Region 4 (4 years NEPA experience)
Brett Bowen	Reviewer	Environmental Liaison Officer, Disaster Field Office, FEMA Region 4 (7 years NEPA experience)
William Straw, PhD	Final DHS/FEMA Reviewer	Regional Environmental Officer, FEMA Region 4 (16 years NEPA experience)

7.0 Public Comment and Agency Coordination

A public notice announcing this EA's availability was placed in the Pensacola News Journal and ran from May XX to May XX, 2005. This EA was available for public review at the FEMA Operational Area Field Office (OAFO), 33 Brent Lane, Pensacola, Florida, 32503-2288 and the West Florida Regional Library System, 200 W Gregory St, Pensacola, FL 32502. Electronic copies of the EA were sent to the USEPA, USFWS, NRCS, National Marine Fisheries Service (NMFS) Protected Resources and Habitat Divisions, Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission. The draft EA was also posted on FEMA's website at <http://www.fema.gov/ehp/docs.shtm>.

8.0 Recommendation

As part of preparation of this EA, the USACE contacted the EPA, USFWS, FLSHPO, FWCC, and Escambia County. No objections were voiced by these agencies concerning the proposed Park. Based upon these EA findings, a “Finding of No Significant Impact” is recommended for the proposed project.

_____, May 27, 2005
Name
Environmental Liaison Officer

_____, May 27, 2005
Name
Project Officer

9.0 Literature Cited and References

Enterprise Florida, Inc. 2002. Escambia County Profile.

<http://www.eflorida.com/profiles/CountyReport.asp?CountyID=41&Display=all>. Accessed October 8, 2004.

Environmental Data Resources, Inc. 2005. Environmental Risk management information data search. Report Number 01358496.1r.

Fabre Engineering. 2005. Stormwater Management Plan for Chellie Road Site, Escambia County, Florida. Prepared for the U.S. Army Corps of Engineers and the Federal Emergency Management Agency. Project No. 050007-00-000. March 8.

Federal Emergency Management Agency National Flood Insurance Program (FEMA NFIP). 2000. Flood Insurance Rate Map. Escambia County, Florida and Incorporated Areas. Panel 290 of 607. Map No. 12033C0290. Revised February 23.

FedStats. 2004. Escambia County MapStats from FedStats.

<http://www.fedstats.gov/qf/states/12/12033.html>. Accessed October 8, 2004.

Gallet and Associates. 2005. Geotechnical Exploration, Chellie Road Trailer Park. Project No. 05PNPRO0801G. March 8.

HSA Consulting Group, Inc. 2005. Chellie Road Site Wildlake Boulevard Access Turn Land Analysis. May 11.

U.S. Census Bureau, 2004. Website viewed on October 1, 2004.

<http://quickfacts.census.gov/qfd/states/12/12027.html>

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), 2004. Soil Survey of Escambia County, Florida. USDA/SCS in cooperation with the University of Florida, Agricultural Experimental Stations, and local agencies.

U.S. Environmental Protection Agency, 2004a. Watershed Website viewed on February 7, 2005
http://cfpub.epa.gov/surf/huc.cfm?huc_code=03140105

U.S. Environmental Protection Agency, 2004b. Air Quality Website viewed on February 7, 2005 <http://www.epa.gov/oar/oaqps/greenbk/anay.html>

Wolfe, S. H., J. A. Reidenauer, and D.B. Means, 1988, An Ecological Characterization of the Florida Panhandle, United States Fish and Wildlife Biological Report 88 (12), Mineral Management Service OSC Study/MMS 88-0063, 277 pp.

Appendix

From: Mark Thompson [Mark.Thompson@noaa.gov]
Sent: Thursday, February 03, 2005 11:59 AM
To: Rowe Casey
Cc: Eric.Hawk@noaa.gov; Stan Simpkins; Donna Cheney
Subject: Re: Elliott Group Housing Site

Casey,

From the information provided, it appears that the project will not adversely impact NOAA Fisheries Service's trust resources and we, therefore, have no objections to the proposed work.

Mark Thompson <Mark.Thompson@noaa.gov>
Team Leader, FL Gulf Coast, AL & MS
Habitat Conservation Division, Panama City Office work 850-234-5061 fax 850-234-2492

Rowe, Casey wrote:

> Colleagues:
>
>Enclosed for your review is a file containing an initial site
>assessment of a potential construction site for a temporary mobile home
>group park. The current plans are to install approximately 80 mobile
>home pads with associated utilities. The proposed site is approximately
>14 acres in size, consisting of a mixture of open field and forested
>non-wetland habitat. The remnants of a previous structure, believed to
>be a homesite, is present in the southeastern corner of the project
>site. Also enclosed is a file containing an aerial photo of the project
>site. The project is within Section 14, Township 1 South, Range 32 West,
>and the coordinates of the project site are 30° 31' 04.1" N, 87° 18'
>49.0 W. USACE is requesting technical assistance and coordination on
>ESA, SHPO, FWCA, MSFCMA (unlikely), and state level concerns. The
>Elliot Group Site is one of our priorities in that we would like to
>begin construction by the end of February. We would appreciate an
>expedient response providing your comments to the initial site
>assessment. If you are not the project manager for this area, please
>forward this message to the personnel you believe can respond. Your
assistance will be greatly appreciated.
>
>Thank you,
>
>Casey J. Rowe
>USACE
>NEPA Compliance Manager
>(240) 393-0774
>
>
> <<EscambiaElliottSiteAssess.doc>> <<elliott aerial.doc>>
>

From: Miller.Gerald@epamail.epa.gov
Sent: Wednesday, February 02, 2005 12:36 PM
To: Rowe, Casey
Subject: Re: Elliott Group Housing Site

Dr. Gerald Miller
Senior Ecologist
NEPA Program Office
U.S. EPA, Region 4
(404) 562-9626
Miller.Gerald@EPA.GOV

Do not see any significant adverse environmental issues associated with use of the site. Pictures were a definite aid in making this determination.

From: Henderson, Warren - Gainesville, FL [Warren.Henderson@fl.usda.gov]
Sent: Wednesday, February 09, 2005 12:19 PM
To: Rowe, Casey
Subject: RE: Elliott Group Housing Site

Mr.Rowe:

I have reviewed the documents which were submitted for the proposed temporary mobile home park and determined that the site does not have any soils which meet the criteria of prime or unique farmland.

Please feel free to contact me if there are additional questions.

Sincerely,

Warren Henderson

From: Stan_Simpkins@fws.gov
Sent: Tuesday, February 08, 2005 7:58 AM
To: Rowe, Casey
Cc: Janet_Mizzi@fws.gov
Subject: Re: Elliott Property Section 7 Determination

Casey, Based upon the information you have provided, and my review of the photos of the area representative of the site parcel, I concur with your determination that the use of the Elliot Site for a temporary mobile home group park is not likely to adversely affect federally listed species or their critical habitat. I 'm also basing my opinion on my understanding that activities will be confined to the areas delineated on the map for this site (as attached in your e-mail of 02/07-05).

Stan Simpkins
USFWS Ecologist
Panama City Field Office
1601 Balboa Ave.
Panama City, Florida 32405
(850) 769-0552 x234
Fax (850) 763-2177

"Rowe, Casey"
<Casey.Rowe@associates.dhs.gov>
To: "'Stan_Simpkins@fws.gov'" <Stan_Simpkins@fws.gov>
cc:
Subject: Elliott Property Section 7 Determination
02/07/2005 09:42 AM

Dear Mr. Simpkins,

By electronic mail dated February 2, 2005, the U.S. Army Corps of Engineers (USACE) requested technical assistance regarding the potential occurrence of federally listed species or critical habitat within an area proposed for the installation of temporary housing by the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security, and USACE. The proposed project involves the construction of approximately 80 temporary mobile home pads and associated utilities on a 14-acre parcel of property. The proposed site is located along Chellie Road, within Section 14, Township 1 South, Range 32 West, Pensacola, Escambia County, Florida. The coordinates of the project site are 30° 31' 04.1" N, 87° 18' 49.0 W.

On February 3, 2005, the U.S. Fish and Wildlife Service (USFWS) of the U.S. Department of the Interior responded to the request by indicating that the USFWS has identified no Threatened or Endangered Species issues with the Elliott Group Housing Site and have no further comments regarding the proposed project.

Based on the information provided by the USFWS and several reconnaissance surveys conducted by USACE personnel, the USACE has determined that the proposed project is not likely to adversely affect any federally listed

special status species or their critical habitat. FEMA and USACE request concurrence from USFWS on this determination.

Your timely assistance in providing the requested information on such short notice has been greatly appreciated.

Thanks again!

Casey Rowe
USACE
NEPA Compliance Manager
(240) 393-0774

RE: DHR Project File Number: 2005-999
February 2, 2005
Site Assessment For Temporary Mobile Home Group Site
Elliott at Chellie Road & Loblolly Street
Pensacola, Escambia County

Dear Mr. Rowe:

Our office received and reviewed the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended and 36 CFR Part 800: Protection of Historic Properties and the National Environmental Policy Act of 1969, as amended.

Based on the information provided, it is the opinion of this office that the proposed undertaking will have no effect on historic properties.

However, if fortuitous finds or unexpected discoveries, such as prehistoric or historic artifacts, including pottery or ceramics, stone tools or metal implements, or other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.

If you have any questions concerning our comments, please contact Scott Edwards or Laura Kammerer at 850-245-6333 or 800-847-7278.

Sincerely,

Laura Kammerer
Deputy State Historic Preservation Officer

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



RODNEY BARRETO

Miami

KATHY BARCO

Jacksonville

SANDRA T. KAUPÉ

Palm Beach

RICHARD A. CORBETT

Tampa

H.A. "HERKY" HUFFMAN

Enterprise

DAVID K. MEEHAN

St. Petersburg

BRIAN S. YABLONSKI

Tallahassee

KENNETH D. HADDAD, Executive Director
VICTOR J. HELLER, Assistant Executive Director

NORTHWEST REGIONAL OFFICE
Louie S. Roberson, Regional Director
(850) 265-3676

February 7, 2005

Mr. Casey Rowe
U. S. Army Corps of Engineers
[Casey.Rowe@associates.dhs.gov]

Dear Mr. Rowe:

This is in reply to your 2 February 2005 email requesting information on the potential occurrence of listed species in the vicinity of the site you indicated (Elliott Group Housing Site). We have conducted a search of our computer databases and checked other pertinent records of wildlife observations. To facilitate this search we designated an area with boundaries 1 mile north, east, south, and west of the site you referenced, as determined by the latitude and longitude you provided. The location of the site you provided and the area we searched are:

Site: 30° 31' 04.1" N and 87° 18' 49.0 W

Area Searched: $\geq 30^{\circ} 32.068'$ and $\leq 30^{\circ} 30.068'$
 $\geq 87^{\circ} 17.816'$ and $\leq 87^{\circ} 19.816'$

As for wildlife species over which this agency has jurisdiction, our database has no occurrence records for listed species within this particular area. Please note that our database is not necessarily inclusive of all listed species which may occur in a given area. For various reasons, occurrence records for some species are not necessarily input into our database on a site-specific basis. The indigo snake, gopher tortoise, and most listed mammal species are notable examples of that. Moreover, some species which are accounted for in the database may occur in areas we are unaware of. Only through systematic field surveys could such data be factored in with respect to your request.

As for occurrence records for listed plants and plant communities of concern, the appropriate contact would be the Florida Natural Areas Inventory, 1018 Thomasville Road, Suite 200C, Tallahassee, FL 32203, (850) 224-8207.

Thank you for consulting the Florida Fish and Wildlife Conservation Commission on this matter.

Sincerely,

Bradley S. Smith
Assistant Regional Biologist
Species Conservation Planning Section

W1077/
WLD 4-3-5

3911 Highway 2321 • Panama City • FL • 32409
Visit MyFWC.com